

Before the Board of Zoning Adjustment, D. C.

Application No. 11555, of Robert E. Wenz, pursuant to Section 8207.1 for a variance from the use provisions of the R-4 zone as provided by Section 8207.11 of the Zoning Regulations for permission to use the 1st floor of the subject property as general office space at 411 East Capitol Street, S. E., Lot 16, Square 817.

HEARING DATE: February 13, 1974, March 20, 1974

EXECUTIVE SESSION: June 6, 1974

ORDERED: That the above application be GRANTED for an office for a non-profit use only such as the United Association.

VOTE: 4-0 (Mr. Harps not present, not voting)

FINDINGS OF FACT:

1. The Board finds that the subject property is improved by a two story frame building, consisting of the first floor, living room sleeping room and bath,
2. The first floor is presently used as office space.
3. The Board finds that the last certificate of occupancy for the premises dated January 15, 1968, No. B6482 was for an Art Gallery, sales in conjunction with Art Gallery as approved by this Board in Order No. 9423.
4. The applicant proposes to use the first floor of the subject premises as a general business office for a non-profit organization, the United Nations Association.
5. The Board finds that the United Nation Association is in the business of gathering educational information and operates as clearing house center for its main office.
6. The second floor of the premises is used as an apartment.

7. The record contains seven (7) letters from adjacent property owners in support of the subject application and one letter in opposition to the applicants request.

8. The Board finds that the United Nations Association maintains a staff of three (3) employees.

9. The Board finds that the subject property is located between two business uses.


10. No objections were registered at hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the applicant has proved the existence of a hardship within the meaning of Section 8207.11 of the Zoning Regulations, and concludes that the granting of this application will not be detrimental to the public or impair the meaning and intent of the Zoning Regulations and Maps.

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:

  
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER:

7/30/74

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER: